

**HOME INSPECTOR ADVISORY COMMITTEE
1400 EAST WASHINGTON AVENUE, MADISON, WI
MINUTES
MAY 15, 2002**

PRESENT: Jerome Baumgardt, Ada Duffey, Mark Jankowski, Norbert Lovata, Rita McCain (by telephone), Richard Staff, and Mark Thomas

EXCUSED: Larry Engen and Brian Vanden Heuvel

STAFF PRESENT: Cletus Hansen and Jacquelynn Rothstein

CALL TO ORDER

The meeting was called to order at 9:32 a.m. by Clete Hansen, Administrator of the Division of Board Services.

AGENDA

The agenda were informally approved.

MINUTES (2/20/02)

MOTION: Rick Staff moved, seconded by Gerry Baumgardt, to approve the minutes, after correcting Ada Duffey's e-mail address on page 1. Motion carried unanimously.

ADMINISTRATIVE REPORT

Greg Horstman, Deputy Secretary

Greg Horstman discussed the following items with the Board: the reorganization of the Department, the Board Member Workshop, the newsletter sent to board members, the survey of board members and the Budget Repair Bill.

Cletus J. Hansen, Administrator

i. Roster

Correct Ada Duffey's e-mail address: rather than ada@mllaie.com, it should be ada@mllaic.com.

ii. Next Meeting Date

Wednesday, September 25, 2002.

iii. To-Do List

The Committee discussed an item on the To-Do List, relating to appointing a home inspector to the Real Estate Contractual Forms Council.

MOTION: Mark Thomas moved, seconded by Gerry Baumgardt, to recommend that Secretary Herrera appoint a home inspector to the Real Estate Contractual Forms Council. Motion carried with one “no” vote.

MOTION: Rick Staff moved, seconded by Norbert Lovata, to amend the motion and to recommend that Secretary Herrera appoint an attorney representative of the home inspection industry to the Real Estate Contractual Forms Council. Motion defeated with one “yes” vote.

LEGISLATION

Rick Staff reminded the Committee members that the Wisconsin Department of Agriculture, Trade and Consumer Protection is developing administrative rules relating to telemarketing. These rules would affect home inspectors, if they do telemarketing.

UPDATE ON EXAMINATIONS

Barbara Showers and Gail Pizarro came to the meeting and discussed communications with the Examination Board of Professional Home Inspectors (EBPHI). Ms. Showers gave the Committee members a document that summarized the statistics for the Wisconsin exam. She also provided copies of the May 10, 2002, NATIONAL HOME INSPECTOR EXAMINATION NEWS.

The Committee discussed the ramifications of having building code questions in the national exam. Norbert Lovata volunteered to be on the national exam review committee. Barbara Showers said she would provide his name to the appropriate people.

HOME INSPECTOR EDUCATION

The Committee discussed the course contents of continuing education courses and the random sample process by which some of those who renew their registration must send proof of having completed the education. The Committee also discussed the possibility of designating one or two topical areas in which all home inspectors might be required to take continuing education. The committee also agreed to include an item on the next agenda relating to suggesting five or six topical areas in which there have been new developments and concerning which home inspectors ought to be obtaining more education. The Committee suggested that an article could be put in the Regulatory Digest.

INSPECTION CLAUSES IN REAL ESTATE CONTRACTS

Committee members agreed that home inspectors must advert to the language in the offer to purchase regarding “samplings,” “inspections” and “testing.”

Several Committee members stated that the language in the current offers to purchase needs to be revised.

COMPLAINTS AGAINST HOME INSPECTORS

Clete Hansen reported that a complaint that Mark Thomas had submitted in 2000 is still open. The Committee reviewed correspondence between Clete Hansen and a home inspector, relating to a complaint that was not opened for investigation. Rick Staff emphasized that home inspectors may legally offer volume discounts to consumers. The Committee requested that this item be placed on the next agenda.

ISSUES OF CONCERN TO COMMITTEE MEMBERS

Gerry Baumgardt suggested that those who publish certain newsletters should be more precise about the fact that home inspectors are “registered,” “not “licensed.”

Rick Staff pointed out that the word “REALTOR®” is a trademark. It should be capitalized and followed by the “®” REALTOR® are members of the professional association.

MISCELLANEOUS CORRESPONDENCE/INFORMATION

None

ADJOURNMENT

MOTION: Rick Staff moved, seconded by Gerry Baumgardt, to adjourn the meeting. Motion unanimously passed.

The meeting adjourned at 11:40 a.m.